

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**7848 OLD YORK ROAD, SUITE 200/202
ELKINS PARK, PENNSYLVANIA**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS or LEE J. FADEN

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE: Commercial Office Condominium For Sale/Lease

LOCATION: 7848 Old York Road (Old York Rd & Spring Ave)

TOWNSHIP: Cheltenham

COUNTY: Montgomery

STATE: Pennsylvania

ZONING: M-3 (Commercial)

TAX PARCEL: 30001055-1

FRONTAGE: ±239 feet along Old York Road with a traffic light at the corner of Spring Avenue & Old York Road

BUILDING SIZE: ± 15,216 square feet

AVAILABLE CONDO SIZE FOR PURCHASE: ±7,500 square feet

AVAILABLE CONDO SIZE FOR LEASE: Entire 2nd Floor: ±7,500 square feet
Suite 200: ± 4,800 square feet
Suite 202: ± 2,700 square feet

DESCRIPTION: Former headquarters for Friedman Schuman Attorneys at Law. A second floor elevator served upgraded professional office condominium with perimeter executive windowed offices, lobby/reception area, multiple conference rooms, kitchen, and file/supply room.

TRAFFIC COUNT: +/- 22,000 cars per day

DATA: Existing T-1 line.

UTILITIES: Public water, gas, sewer, electric on-site

TRANSPORTATION: Within .3 miles of the Elkins Park Train Station and the Septa Route 55 Bus Stop is in front of the building

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

MISCELLANEOUS : Excellent professional office space located in a high per capita income suburban Philadelphia area within Montgomery County, Pennsylvania. Primary street exposure and high visibility on Route 611 (Old York Road) providing a perfect location for professional offices and consumer-oriented service companies.

REAL ESTATE TAXES: Total: \$30,079.00

CONDOMINIUM INFORMATION: Available upon request

RENTAL RATE: \$19.50 per square foot plus utilities, janitorial, and increases over the base year real estate taxes, insurance, and common area maintenance.

PURCHASE PRICE: \$1,100,000.00

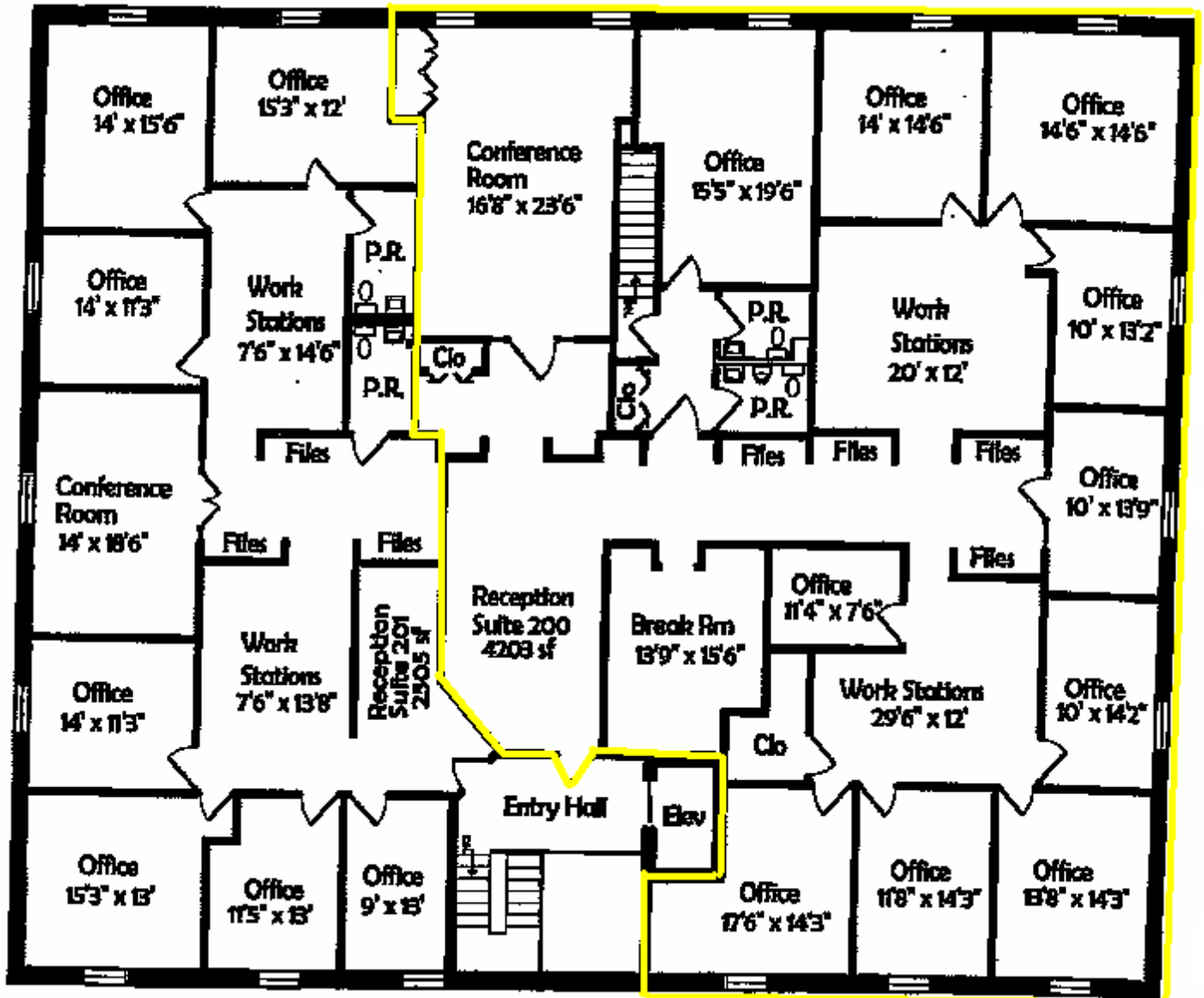
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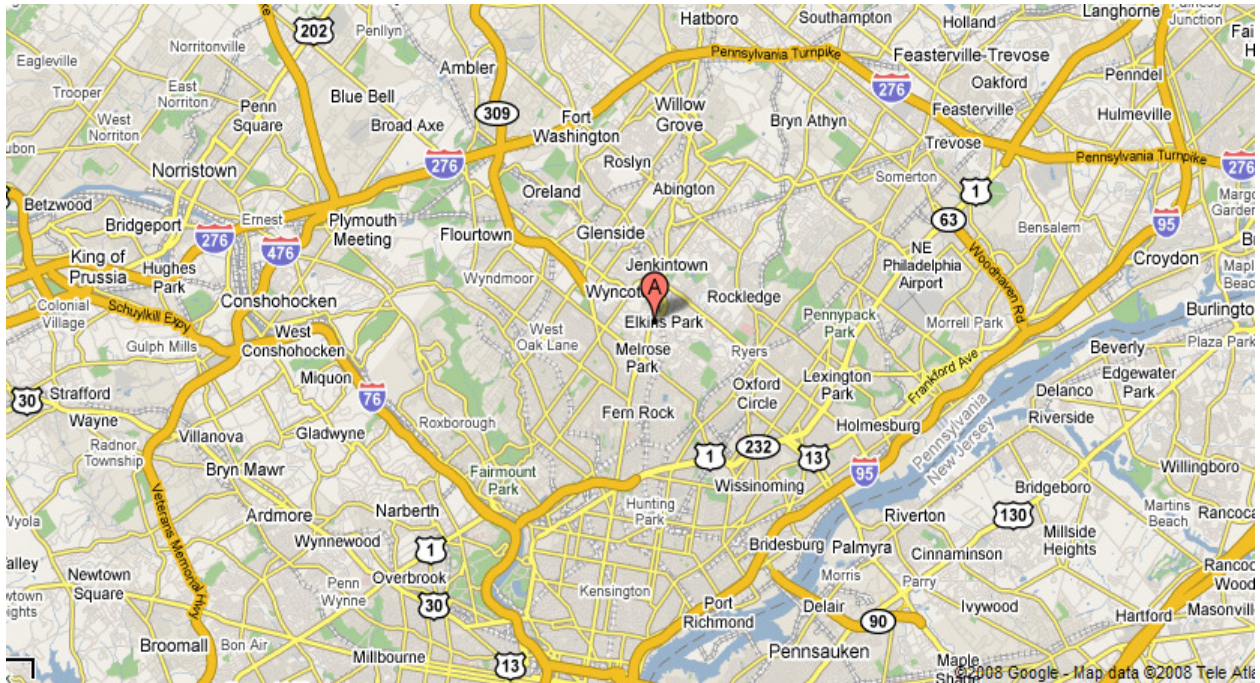
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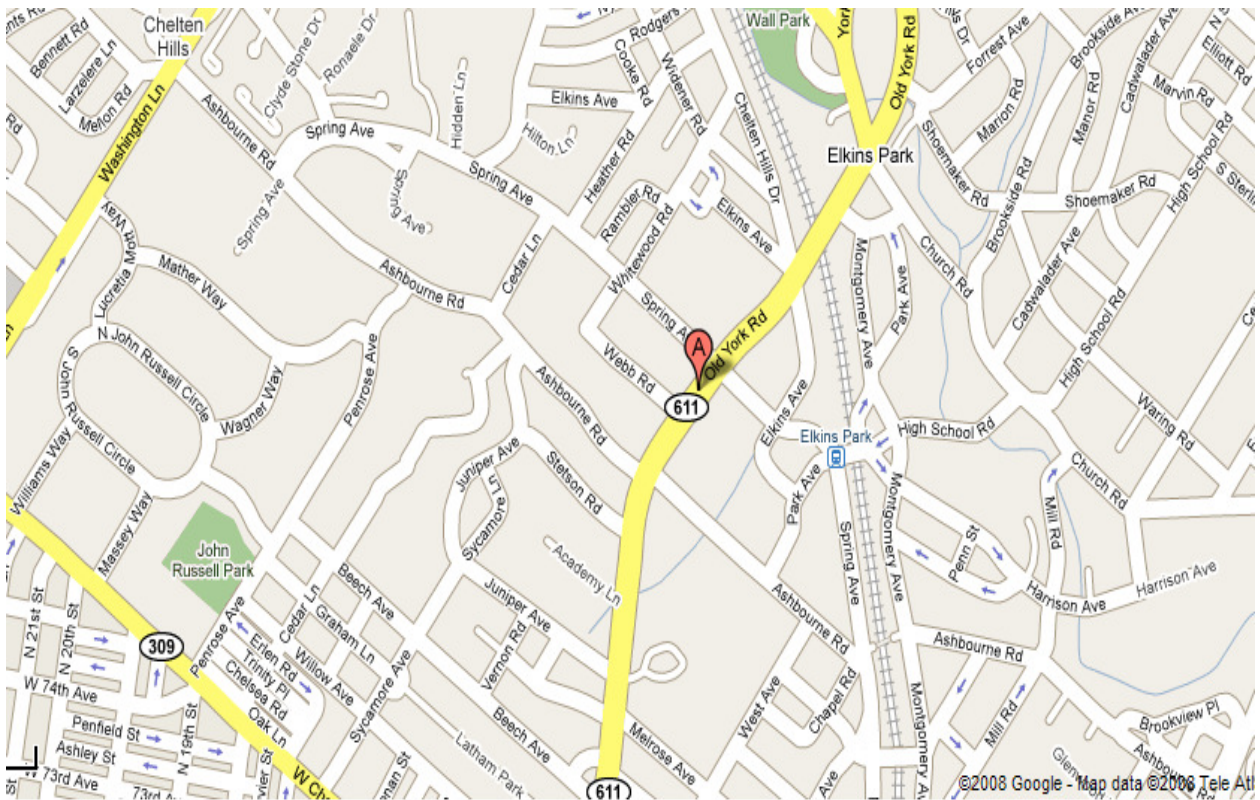
NOTE: DIMENSION HAVE NOT BEEN FIELD VERIFIED

DIVISIBLE FLOOR PLAN

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LOCAL MAP



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7848 Old York Rd, PA 19027

AERIAL MAP

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